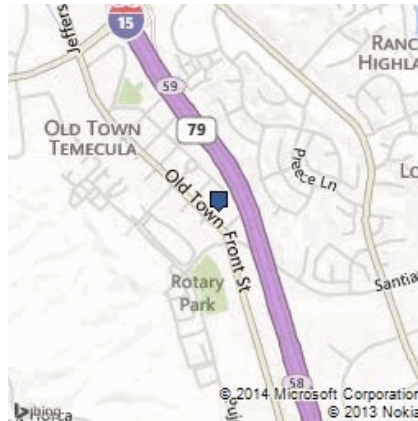




Status: **Active**
 ML#: **OC14084606**
 APN: **922072022**
 Orig. List Price: **\$6,000,000**
 Price Per Unit:
 Price Per Sqft: **\$857.14**
 County: **Riverside**
 Sqft Structure: **7,000**
 Sqft Lot/Source: **28,750/E**
 Gross Equity:
 Present Loans:
 Have:

Area: **201/Temecula-West**

Sqft Studio Avg:
 Sqft 1 Bed Avg:
 Sqft 2 Bed Avg:
 Sqft 3 Bed Avg:
 Map Book:

Stories: **Two Level**
 Stories Total: **2**
 Entry Location:
 Entry Level: **Ground Level**
 Year Built: **1989/EST**
 Senior Community:
 Rent Control: **No**

Cross Street: **2nd Street**
 Number of Units: **1**
 Number of Bldgs: **3**
 DOM/CDOM: **4/4**
 Sale Type: **Standard**
 Fence?:

Driving Directions: **From I-15 turn West on either Rancho California Rd exit or Hwy79S exit to Front Street**

Description

Located right at the South entrance of the Old Town Temecula, Rodeway Inn Temecula is a bed & breakfast-style hotel with 39 meticulously clean rooms and a beautiful swimming pool. The hotel has a strong profit record and there may even be room for further expansion.

It is within walking distance of festivals, antique shops, Children's Museum, night life activities, family diners, bars, fine restaurants and many wine tasting rooms in the famous Western frontier style old town.

The hotel is also within short driving distance to 44+ large, medium and boutique wineries on Rancho California Rd and De Portola Rd Wine Trail in the most famous wine country in SoCal, the CrossCreek Golf Club up in the Santa Rosa plateau and many area tourist attractions such as Lake Skinner, Diamond Valley Lake, Lake Elsinore, Pechanga Casino, Pala Casino, hot air balloon paunch pads and Galway Downs horse eventing show ground as well as the Temecula Valley Polo Club. It is one of Southern California's main year-round tourism centers.

Interior Features

Fireplace:
 Cooling:
 Heating:
 Laundry:
 Interior Feat:
 Rooms:
 Floors:
 Appliances:
 Utilities:
 Accessibility Feat:

Exterior Features

Pool: **Community Pool, In Ground**
 Spa:
 View:
 Common Walls: **2+ common walls**
 Door Feat:
 Style:
 Roofing:
 Community Feat: **Urban**
 Const Mats:
 Exterior Feat:
 Fencing:

Lot Feat: **16-20 Units/Acre**
 Foundation:
 Disclosures:
 Stru Condi:
 Other Stru:
 Security Feat:
 Sewer/Septic: **Sewer Connected**
 Water Source: **District/Public**
 Window Feat:
 Direction Faces:

Garage and Parking

Garage Spaces: **0** Parking Spaces: **0** Carport Spaces:
 Parking: **Unassigned** Total Parking: Spaces: **39**
 Uncovered Spaces:

Land

Lot Number: **25** Zone:
 Block Number:
 Tract Number: **13013** Builder's Name:
 Association Name: Builder's Tract:
 Association Phone: Model Name:
 Association Amenities: Complex/Community:
 Lot Dimensions:

Tax Information

Tax Rate:
 Taxes Total: **\$29,324**
 Tax Rate Year: **2013**
 Tax Area:
 Assessment:

Lease/Fees

Land Fee/Lease: Land Lease Expires:
 Land Lease \$:

Terms

Possession:
 Listing Terms: **Submit, Cash**
 Financial Info. As of:

Analysis

Gross Schedule Income: **\$0**
 Vacancy Allowance \$/ %: **/**
 Gross Operating Inc.:
 Operating Expense \$/ %: **\$0/**
 Net Operating Inc: **\$0**
 Gross Spendable Inc:
 Loan Annual Payment:
 Gross Multiplier:
 Cap Rate:
 Improvements Total \$/ %: **/**
 Land Dollar Value \$/ %:
 Personal Property \$/ %:

Income Information

Rented Garages #:
 Garage Rental Rate:
 Garage Rental Income:
 Laundry Income:
 Laundry Own/Lease:
 Other Income1:
 Other Income2:
 Monthly GSI: **\$0**
 Other Income:

Annual Operating Expense

Total Annual Operating Expense: **\$0**
 Cable TV:
 Electric: **\$0**
 Gardener:
 Gas: **\$0**
 Insurance: **\$0**
 Licenses:
 Maintenance:
 Manager:
 Workmans's Comp. Exp:
 Furniture Replacement:
 New Taxes: **\$0**
 Pest Control:
 Security:
 Supplies:
 Trash: **\$0**
 Water/Sewer: **\$0**
 Other:

Unit Information

	<u># of Units</u>	<u># of Bdr:</u>	<u># of Baths:</u>	<u>Furnished?:</u>	<u>Actual Rent:</u>	<u>Total Rent:</u>	<u>Pro Forma:</u>	<u>Number of Units With:</u>
1.	1	0	0.00	Furnished	\$0	\$0	\$0	Separate Electric Meters: 0
2.								Gas Meters: 0
3.								Water Meters: 0
4.								Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:
8.								Patio:
9.								Ranges:
10.								Refrigerator:
11.								Wall AC:
12.								
13.								

Number of Units Leased:
 Tenant Pays:

Total Actual Rent:

Office/MLS

SO Comp: **2.50%**
 Dual Var Rate: **No**
 Listing Office: **(J01374) InvestorsAlly Realty**
 Listing Agent: **(SLIURA1) Ralph Liu**
 LA CalBRE: **01342940**
 List Date: **04/24/2014**
 Modified Date: **04/28/2014**
 Expiration Date: **10/31/2014**

Show Instr: **Call Listing Agent**
 Key Safe Description: **No Key Safe**
 Key Safe Location:
 LO Phone: **888-388-5432**
 LO Fax: **888-315-3831**
 List Type: **Exclusive Right To Sell**
 Service Type: **Full Service**
 Listing Paid:
 Ad Number:
 Int List/Addrss: **Yes/Yes**
 VOW AVM?/Comm?: **Yes/Yes**

Owner's Name:
 Show Name: **Ralph Liu**
 Show Phone: **949-371-9139**
 Show Type: **Agent**

Phone Contact Priority

1. LA Text: **949-371-9139**
 2. LA Cell: **949-371-9139**
 3. LA Direct:
 4. LA TollFree:
 5. LA VoiceMail:
 6. LA Email:
ralph.liu@investorsally.com

Show Remarks:
 Contingency:
 Agent Remarks:

Property Photos

